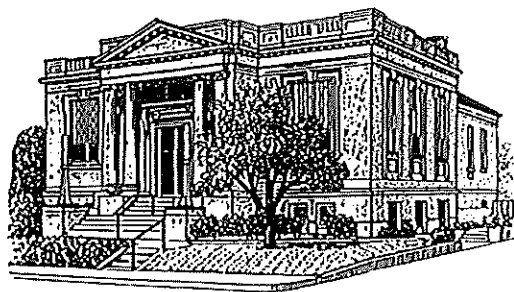


# WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.  
Bluffton, Indiana 46714-1955  
Room 211 PHONE - 824-6407



## WELLS COUNTY BOARD OF ZONING APPEALS MEETING

Tuesday, March 19, 2024, AT 7:00 P.M.

ROOM 105 (MULTI-PURPOSE ROOM) LOWER LEVEL OF THE WELLS CARNEGIE  
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.  
USE ELEVATOR ENTRANCE or EAST SIDE OF THE BUILDING

### AGENDA

#### ROLL CALL

#### APPROVAL OF MINUTES

#### OLD ITEMS

#### NEW ITEMS

B24-03-02 HARRISON TWP. NW4 4-26N-12E AMZ Rentals LLC requests a reduced rear yard setback from 5' to 4' for a building addition. The property is located at 702 W Washington St., Bluffton, IN 46714. Property is zoned B-2.

B24-03-03 HARRISON TWP. SW4 3-26N-12E Scott A & Dayle A Mentzer request a variance to increase the size allowance of a residential accessory structure from 1500 sq ft to 2432 sq ft for a garage including an attached porch. The property is located at 628 E South St., Bluffton, IN 46714. Property is zoned R-1.

B24-03-04 HARRISON TWP. SW4 1-26N-12E Neu-Hope Dairy Inc request a variance to the front yard setback from 60' to 44' for a 16' barn addition. The property is located at 673 S 500 E, Bluffton, IN 46714. Property is zoned A-1.

#### OTHER BUSINESS

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#### ADVISORY

#### DIRECTOR COMMENTS

#### ADJOURN

ROLL CALL

Tyson Brooks  
Bill Dowty  
Jerry Petzel  
Tim Rohr

Michael Lautzenheiser, Jr., Director

The March 19, 2024, meeting of the Board of Zoning Appeals was called to order at 7:00 p.m. by Board President Tyson Brooks. Four members were present for roll call. Tracy Gentis was absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes from the February 27, 2024, meeting. Bill Dowty seconded the motion; the motion carried 4-0.

**OLD ITEMS:**

**NEW ITEMS:**

**B24-03-02 HARRISON TWP. NW/4 4-26N-12E AMZ Rentals LLC requests a reduced rear yard setback from 5' to 4' for a building addition. The property is located at 702 W Washington St., Bluffton, IN 46714. Property is zoned B-2.**

Ben Osborn, Dunwiddie Heating and Air, presented his request of a building addition to the board. Tyson Brooks asked about other buildings in the area. There was a discussion on the layout of surrounding properties in the area. Mr. Brooks asked if there was anyone from the public wishing to speak in regards to this petition. There were none.

Motion to Approve: Jerry Petzel

Second: Bill Dowty

Vote: 4-0

**B24-03-03 HARRISON TWP. SW/4 3-26N-12E Scott A & Dayle A Mentzer requests a variance to increase the size allowance of a residential accessory structure from 1500 sq ft to 2432 sq ft for a garage including an attached porch. The property is located at 628 E South St., Bluffton, IN 46714. Property is zoned R-1.**

Dayle Mentzer presented their request to the board for an increase accessory structure. She mentioned the need for added storage for cars, decorations, and lawn care equipment. She also mentioned that no neighbors that they spoke with objected. There was discussion on the larger residential lot and the current buffer/screening on the property. Mr. Brooks asked if there was anyone from the public wishing to speak in regards to this petition. There were none. The board discussed with the petitioner about the natural buffer needing to remain as much as possible.

Condition: Maintain as much natural buffer as possible.

Motion to Approve: Tim Rohr

Second: Jerry Petzel

Vote: 4-0

**B24-03-04 HARRISON TWP. SW/4 1-26N-12E Neu-Hope Dairy Inc requests a variance to the front yard setback from 60' to 44' for a 16' barn addition. The property is located at 673 S 500 E, Bluffton, IN 46714. Property is zoned A-1.**

Alex Neuenschwander with Neu-Hope presented their request to the board. They are wishing to add on to their feed center. There was a discussion on setbacks. Michael Lautzenheiser mentioned that he took the lack of response from the Highway Department as they didn't haven't any concern regarding the reduced setback request. Mr. Brooks asked if there was anyone from the public wishing to speak in regards to this petition. There were none.

Motion to Approve: Bill Dowty  
Second: Jerry Petzel  
Vote: 4-0

**OTHER BUSINESS:**

There was no additional business.

**ADVISORY:**

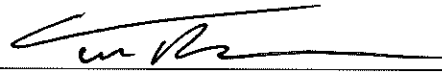
The board was notified that they would be informed if there was going to be a BZA meeting in April after the deadline for petitions was over.

**ADJOURN:**

Jerry Petzel made a motion to adjourn the meeting. Tim Rohr seconded the motion. The March 19, 2024, Board of Zoning Appeals meeting adjourned at 7:18 p.m.

ATTEST:

  
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Michael Lautzenheiser Jr., Secretary

  
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Tyson Brooks, President